

**PB# 97-14**

**PENNINGS SD**  
**WITHDRAWN**

**54-1-3.1**

97 - 14

PENNINGS SUBDIVISION - LAKE ROAD  
(PHAU)

Withdrawn 11/19/98

Williamson Jones • Carbonless • 51642-4WCL Duplicate • 51644-4WCL Triplicate

MADE IN U.S.A.  
© William Jones, 1999

DATE 4-4-97 RECEIPT NUMBER 9219  
RECEIVED FROM Four Dutchman Development  
Address 70 Windsor Hwy - New Windsor, N.Y.  
One Thousand Fifty 00/100 DOLLARS \$1050.00  
FOR 10 Lot Sub. Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1050 00	CASH	
AMOUNT PAID	1050 00	CHECK	# 1019
BALANCE DUE	-0-	MONEY ORDER	

A. J. Jappas  
BY Myra Hansen, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16228

April 4 1997

Received from Four Dutchman Development \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. # 97-14

### DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1018		100.00

By Dorothy H. Hansen

Town Clerk  
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

**TOWN OF NEW WINDSOR**555 Union Avenue  
New Windsor, NY 12553**General Receipt**

16228

April 4 1997Received from Four Dutchman Development \$ 100.00One Hundred 00/100 DOLLARSFor P.B. # 97-14

## DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 1018		100.00

By Dorothy N. HansenTown Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Gmg \$ 149.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd  
W [Disap, Appr

FOR PROJECT NUMBER: 97-14

NAME: LANDS OF PENNINGS 10 LOT MAJOR SUBDIVISION

APPLICANT: PENNINGS, EDWARD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/18/98	RECEIVED LETTER FROM APPLICANT	WITHDRAWN
04/09/97	P.B. APPEARANCE	SKETCH PLAN APPROVAL
	. REVISE: SHOW EXISTING CUL-DE-SAC TO BE REMOVED AND ADJUST	
	. CONTOURS FOR STREAM	
04/02/97	WORK SESSION APPEARANCE	SUBMIT
06/19/96	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 97-14

NAME: LANDS OF PENNINGS 10 LOT MAJOR SUBDIVISION  
APPLICANT: PENNINGS, EDWARD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/04/97	REC. CK. #1019	PAID		1050.00	
04/09/97	P.B. ATTY. FEE	CHG	35.00		
04/09/97	P.B. MINUTES	CHG	13.50		
11/10/98	P.B. ENGINEER FEE	CHG	149.00		
11/18/98	RET. TO APPLICANT	CHG	852.50		
		TOTAL:	1050.00	1050.00	0.00

*Have to L.R. 11/19/98*



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

November 18, 1998

Via: Fax Transmittal  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attn: Myra

Re: Pennings/Vanlecuwen 10 Lot Subdivision  
Planning Board No.97-14  
P&P No. 96134.01

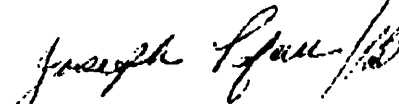
Dear Myra:

Please let this letter serve as our request to withdraw the above referenced application. This project has now been incorporated into the Pennings Phase 2 - Six Lot application.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

  
Joseph J. Pfau, P.E.

JJP/bb  
vanlecuwen

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 97-14

NAME: LANDS OF PENNINGS 10 LOT MAJOR SURDIVISION

APPLICANT: PENNINGS, EDWARD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/18/98	APPLICATION WITHDRAWN	CHG	0.00		
			-----	-----	-----
		TOTAL:	0.00	0.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/09/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-14

NAME: LANDS OF PENNINGS 10 LOT MAJOR SUBDIVISION  
APPLICANT: PENNINGS, EDWARD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/04/97	MUNICIPAL HIGHWAY	04/07/97	APPROVED
ORIG	04/04/97	MUNICIPAL WATER	04/07/97	APPROVED
ORIG	04/04/97	MUNICIPAL SEWER	/ /	
ORIG	04/04/97	MUNICIPAL FIRE	04/08/97	APPROVED

# RESULTS OF P.E. MEETING

DATE: April 9, 1997

PROJECT NAME: Pennings Sub PROJECT NUMBER 97-14

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Show existing cul-de-sac to be removed.

Adjust the contours for stream

Sketch Plan - all members polled - OK.

PENNINGS, EDWARD SUBDIVISION (97-14) LAKE ROAD

Mr. Joseph Pfau appeared before the board for this proposal.

MR. PFAU: This is a ten lot subdivision of a 27 acre piece of property which was a remaining parcel of an earlier subdivision that was approved by this board which was also entitled Pennings Subdivision. Basically, what it is it's going to be a continuation of the first phase of the subdivision you'll see right at this point right here there's a, at this time, a temporary cul-de-sac in this area right here and this proposal is to extend the road with an addition of ten additional lots. I was at a workshop session back in June with this and the original subdivision of 4 lots that was approved we had an old road spec which when I came in and showed the ten additional lots it was a decision made to upgrade the road to include I believe the new specifications now with the curbs and the 30 foot wide pavement which has been built that way and now that that road has been completed, we filed that map, there's been some bonding that is being done, now we're coming back in with a concept plan displaying the additional ten lots and off these ten lots will be served by individual wells and septic much like the first four.

MR. DUBALDI: How long is the driveway on lot 4?

MR. PFAU: Roughly about 500 feet and that house location can be adjusted.

MR. PETRO: What's our maximum 800?

MR. BABCOCK: No, not on a driveway.

MR. EDSALL: It's a private road.

MR. LANDER: What's this little road that meanders up through here?

MR. PFAU: This is an existing dirt lane, there's black dirt back up there, not now, but I guess a few years back they were growing some flowers back there.

MR. LANDER: Total of 14 lots?

MR. PFAU: Total of 14, that is correct.

MR. LANDER: Do we have the original 4 lot subdivision?

MR. PFAU: I have a copy that I sent to O & R that shows all the lots, I didn't make it part of the submittal, I didn't know if I should or shouldn't.

MR. PETRO: Engineer would like the cul-de-sac shown on this new plan also and then the obviously the size of the cul-de-sac should be removed.

MR. PFAU: The temporary cul-de-sac?

MR. PETRO: Yes. If you can show it when you redo the plan, Dutchman Drive, does this have anything to do with our ex member?

MR. LANDER: Certainly does.

MR. DUBALDI: Unfortunately.

MR. PETRO: Just for sketch approval tonight so you can take Mark's comments and really go over them well and clear up a lot of the engineering, you know, such as the bulk table and things to be added so let's look at it as just for a sketch plan approval or the concept of it, is there any problem with the concept of the additional ten lots?

MR. LANDER: This existing drainage ditch?

MR. PFAU: That is very very fine, it's about 8 feet deep.

MR. LANDER: Do you need anything from DEC with that?

MR. PFAU: It's a classification D, I don't, I don't believe, I wouldn't even believe it had a classification but it's a Class D and seems to me like it runs seasonally because it really doesn't go too much further than the end of the property.

MR. LANDER: Road crosses it, that is why I asked the question.

MR. DUBALDI: How deep?

MR. PFAU: Maybe not eight feet, it's definitely six feet.

MR. PETRO: But there isn't improvements to be done to it like riprap it or anything?

MR. EDSALL: To be honest with you, I'm not really familiar with it, but I'm kind of surprised to hear that it's that deep because the contours don't reflect that. Are these actual survey?

MR. PFAU: Yeah, they are, I will adjust that, it is very, very deep. I think probably what happened the survey shot the top of the bank and neglected the stream bottom.

MR. PETRO: I think we should know that, I think that is important because especially where the homes are going to be, we don't want somebody playing and falling into it or something like that cause things do happen.

MR. DUBALDI: I don't have a problem with it.

MR. PETRO: As far as concept?

MR. DUBALDI: Yes. No problem.

MR. LANDER: No problem yet.

MR. LUCAS: No problem.

MR. STENT: No problem.

MR. PETRO: Why don't you take Mark's comments, refined it to that point when you come back we can go over it further, okay?



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** PENNINGS MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF LAKE ROAD  
SECTION 54-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 97-14  
**DATE:** 9 APRIL 1997  
**DESCRIPTION:** THE APPLICANT PROPOSES A TEN (10) LOT MAJOR SUBDIVISION OF THE 27.79 +/- ACRE PARCEL, WHICH IS THE REMAINING LANDS (LOT 5) OF THE FORMER PENNINGS SUBDIVISION (96-9). THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 Zoning District. The "required" bulk information shown on the plan appears correct, although the table is incomplete (street frontage and livable area values should be added). As well, the bulk table should be expanded to demonstrate compliance for the "provided" values of each lot.
2. The plan should include the cul-de-sac for the original application (96-9), providing a note description of the manner in which the "sides" of the cul-de-sac will be abandoned, such that the road can be extended.
3. Lot 6 of the subdivision would appear to have a compliance problem with regard to lot width.
4. The spacing between the proposed well and sanitary system of Lot 3 would appear to be in non-compliance.
5. The project has an existing drainage course running through the central area of the property. It is appropriate that the Applicant verify the existence or non-existence of both Federal and State wetlands through this area. Appropriate delineation of any such wetlands should be included on the plan.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** PENNINGS MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF LAKE ROAD  
SECTION 54-BLOCK 1-LOT 3.1  
**PROJECT NUMBER:** 97-14  
**DATE:** 9 APRIL 1997

6. It is my understanding that the extension of "Dutchman Drive" is proposed to be constructed as a Town road. I am not aware of inspection results from the initial construction of Dutchman Drive. Verification of proper construction of any previously constructed roadway should be made as early as possible.
7. The next submittal to the Planning Board should be made in preliminary form, with construction details, metes and bounds, wetlands, drainage, all sanitary designs, well designs, roadway profiles, and other such information included, such that the technical review of the plans can proceed.
8. It is my recommendation that the Planning Board request a Full Environmental Assessment Form for this application and, upon receipt, begin the SEQRA review process with the issuance of a Lead Agency Coordination Letter.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:PENN.mk

# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Pennings Subdivision

Date: 8 April 1997

Planning Board Reference Number: PB-97-14

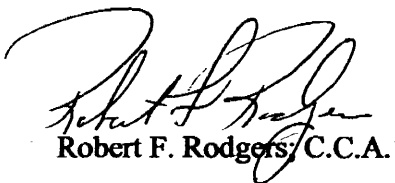
Dated: 4 April 1997

Fire Prevention Reference Number: FPS-97-019

A review of the above referenced subdivision plan was conducted on 7 April 1997.

This subdivision plan is acceptable.

Plans Dated: 12 June 1996.



Robert F. Rodgers, C.C.A.

RFR/dh





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

RECEIVED

APR 07 1997

N.W. HIGHWAY DEPT.

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 14

DATE PLAN RECEIVED: RECEIVED APR 4 1997

The maps and plans for the Site Approval Sketch ☒

Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_

James Cull 4/7/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 14

DATE PLAN RECEIVED: RECEIVED APR 4 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Pennington major Subdivision has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

HIGHWAY SUPERINTENDENT DATE

John D. D. AMW 4-7-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

NEW Windsor

P/B # 97-14

WORK SESSION DATE:

19 June 96

APPLICANT RESUB.  
REQUIRED: later

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Pennings II

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Joe Pfau

MUNIC REPS PRESENT:

BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- advise that Phase I not filed

if Phase II lots submitted, go to 75 and  
send go to OCSOH.

- disc road construction

4MJJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

97<sup>1-3</sup> - 14

WORK SESSION DATE:

2 APRIL 97

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Not now

Full App

PROJECT NAME:

Pennings Sub (Phase II)

PROJECT STATUS:

NEW

X OLD

REPRESENTATIVE PRESENT:

Joe Pfau

MUNIC REPS PRESENT:

BLDG INSP.

and

FIRE INSP.

X

ENGINEER

X

PLANNER

\_\_\_\_\_

P/B CHMN.

\_\_\_\_\_

OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 10 add'l lots -

- come in for concept review



10. Tax Map Designation: Section 54 Block 1 Lot Part of: 3.1

11. General Description of Project: CREATION OF 10 RESIDENTIAL BUILDING  
LOTS ON THE REMAINING LANDS PARCEL. LOTS WILL BE SERVED BY PROPOSED TOWN ROAD  
AND INDIVIDUAL WELL AND SEPTICS.

12. Has the Zoning Board of Appeals granted any variances for  
this property? yes X no.

13. Has a Special Permit previously been granted for this  
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the  
property owner, a separate notarized statement from the owner  
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and  
states that the information, statements and representations  
contained in this application and supporting documents and  
drawings are true and accurate to the best of his/her knowledge  
and/or belief. The applicant further acknowledges responsibility  
to the Town for all fees and costs associated with the review of  
this application.

Sworn before me this

4<sup>th</sup> day of April 1997

[Signature]  
Applicant's Signature

[Signature]  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1997

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED APR 4 1997

Date Application Received

97 - 14

Application Number

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

EDWARD PENNINGS, deposes and says that he  
(Applicant)

resides at ROUTE 94 SALISBURY MILLS, NEW YORK 10916  
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the "LANDS OF PENNINGS 10 LOT MAJOR  
SUBDIVISION"

(Project Name and Description)

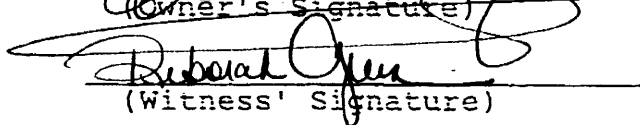
which is the premises described in the foregoing application and

that he has authorized JOSEPH J. PFAU, P.E., PIETRZAK & PFAU ENGINEERING & SURVEYING  
(Professional Representative)

to make the foregoing application as described therein.

Date: April 4, 1997

  
(Owner's Signature)

  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

IF APPLICABLE "X"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

EDWARD PENNINGS

ROUTE 94 SALISBURY MILLS, NEW YORK 10916

2. Description of proposed project and its locations:

CREATION OF 10 BUILDING LOTS ON THE REMAINING LANDS PARCEL. LOTS WILL  
BE SERVED BY PROPOSED TOWN ROAD AND INDIVIDUAL WELL AND SEPTICS

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan SUBDIVISION for the proposed 10 LOT RESIDENTIAL SUBDIVISION UTILIZES PROPOSED TOWN ROAD (briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant EDWARD PENNINGS  
Name

Address: ROUTE 94  
SALISBURY MILLS, NEW YORK 10916

Project Location: 54-1- p/o 3.1  
Tax Map # Sec., Block, Lot

Street: LAKE ROAD

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   x   Environmental Assessment Statement
- \*2.   x   Proxy Statement
3.   x   Application Fees
4.   x   Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   x   Name and address of Applicant.
- \*2.   x   Name and address of Owner.
3.   x   Subdivision name and location.
4.   x   Tax Map Data (Section-Block-Lot).
5.   x   Location Map at a scale of 1" = 2,000 ft.
6.   x   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   N/A   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   x   Date of plat preparation and/or date of any plat revisions.
9.   x   Scale the plat is drawn to and North Arrow.
10.            Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11.            Surveyor's certification.
12.            Surveyor's seal and signature.

\*If applicable.

13.       X       Name of adjoining owners.
14.       N/A       Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15.       N/A       Flood land boundaries.
16.       DESIGNED       A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.                    Final metes and bounds.
18.       X       Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19.       X       Include existing or proposed easements.
20.       X       Right-of-Way widths.
21.                    Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.       X       Lot area (in square feet for each lot less than 2 acres).
23.       X       Number the lots including residual lot.
24.                    Show any existing waterways.
- \*25.                    A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.                    Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.       X       Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28.       X       Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29.   x   Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.        Provide "septic" system design notes as required by the Town of New Windsor.
31.   x   Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.        Indicate percentage and direction of grade.
33.   x   Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.        Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.   N/A   Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

4-3-87

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR EDWARD PENNINGS		2. PROJECT NAME LANDS OF PENNINGS 10 LOT MAJOR SUBDIVISION	
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF LAKE ROAD APPROXIMATELY 1,500 FEET WEST OF SOUTH JACKSON AVENUE			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: CREATION OF 10 RESIDENTIAL BUILDING LOTS ON THE REMAINING LANDS PARCEL. LOTS WILL BE SERVED BY PROPOSED TOWN ROAD AND INDIVIDUAL WELL AND SEPTICS.			
7. AMOUNT OF LAND AFFECTED: Initially <u>27.79</u> acres Ultimately <u>27.79</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval PLANNING BOARD APPROVAL—PHASE 1			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>JOSEPH J. PFAU, P.E.</u>		Date: <u>APRIL 3, 1997</u>	
Signature: <u>J. J. PFAU</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

## ATTACHMENTS

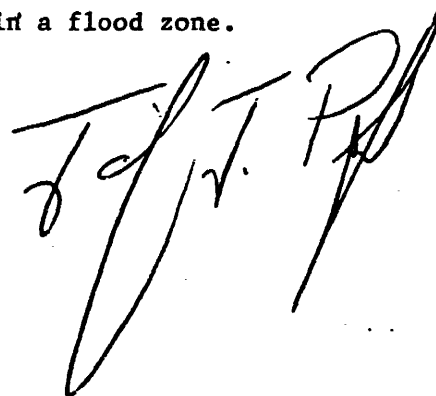
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NOTE:

Developable area of property is not in a flood zone.

A large, stylized handwritten signature in black ink, appearing to read 'J. J. P.' or similar, located in the bottom right corner of the page.